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Sussex County

Planning & Zoning Commission

AGENDA

AUGUST 27, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – August 13, 2015

Old Business

C/U #2017 Eli and Victoria Zacharia

MJ

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 22,500 square feet, more or less. The property is located northwest of John J. Williams Highway (Route 24), 365 feet southwest of Spencer Lane, the entrance into Harts Landing Subdivision (911 Address: 20336 John J. Williams Highway, Lewes) Tax Map I.D. 334-18.00-7.00.

C/Z #1781 Riverview Associates III, LLC

RS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County containing 3.00 acres, more or less. The property is located southwest of Dagsboro Rd. (Rd. 334) 900 ft. northwest of Fire Tower Rd. (Rd. 334A) (911 Address: 28086 Dagsboro Rd. Dagsboro) Tax Map I.D. 233-10.00-17.00

C/Z #1780 Lockwood Design & Construction Inc.

MJ

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a HR-1 (RPC) (High Density Residential District- Residential Planned Community) for a certain parcel of land lying and being in Lewes Rehoboth Hundred, Sussex County containing 35.45 acres, more or less. The properties are located on the northeast side of Warrington Rd. (Rd. 275), 0.25 mile southeast of John J. Williams Hwy. (Rt. 24) (911 Address: None Available) Tax Map I.D. 334-12.00-127.02, 127.04, 127.05



**AN ORDINANCE TO ESTABLISH A MORATORIUM UPON THE
ACCEPTANCE OF SPECIAL USE EXCEPTION APPLICATIONS FOR
OFF-PREMISES SIGNS**

Public Hearings

C/U #2025 Rudy South c/o T & C Properties, LLC **MJ**
an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for boat sales, service and storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 27.84 acres, more or less. The property is located northeast of Robinsonville Rd. (Rd. 277) approximately 1200 ft. northwest of Webb's Landing Rd. (Rd. 277B) (911 Address: None Available) Tax Map I.D. 234-6.00-96.00

C/U #2026 Cristian Omar Hernandez Perez and Terri L. Martin **MJ**
an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a home based business (auto repair, detailing, and auto resales) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.982 acres, more or less. The property is located south of Lewes-Georgetown Hwy. (Rt. 9) 0.8 mile east of Harbeson Rd. (Rt. 5) at Harbeson (911 Address: 26740 Lewes-Georgetown Hwy., Harbeson) Tax Map I.D. 235-30.00-60.00

C/U #2027 SLC Homestead, LLC **RS**
an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a home business – retail gun shop and gunsmithing to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 6.61 acres, more or less of a 14.04 acre tract. The property is located east of Iron Branch Rd. (Rd. 331) 2,500 ft. northeast of Main St. in Dagsboro (911 Address: 31005 Iron Branch Rd., Dagsboro) Tax Map I.D. 233-11.00-17.00 (Part of)

C/Z #1782 Robert Atallian **MJ**
an Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 4.38 acres, more or less. The property is located south of Lewes-Georgetown Hwy. (Rt. 9) 615 ft. west of Arabian Acres Rd. (Rd. 282) (911 Address: 18501 Stamper Dr., Lewes) Tax Map I.D. 334-4.00-88.00

Other Business

Puras, LLC **RS**
Final Site Plan

Perdue AgriRecycle **RW**
Revised Final Site Plan

<u>Sandpiper Commercial</u> Revised Final Site Plan	MJ
<u>Americana Bayside Village C Phase 1B</u> Preliminary Site Plan	RS
<u>Delmarva Roofing & Coating, Inc.</u> Final Site Plan (CU 2004)	IGB
<u>Eastern Shore Natural Gas</u> Preliminary Site Plan for Conditional Use (CU 889)	RW
<u>Lewes Body Works</u> Expansion of Conditional Use (CU 1158) & Revised Site Plan	IGB
<u>Lands of Jones & Whaley Properties, LLC</u> Minor subdivision off 50' easement	MR
<u>Lands of Maurice & Pamela Hayes</u> Minor subdivision with 50' easement	MJ
<u>Lands of Bettie E. Kelley Estate</u> Minor subdivision with 50' easement	RS
<u>Lands of Jeffrey & Patricia Peck</u> Consideration of a Minor subdivision off 50' easement	IGB
<u>The Vineyards at Nassau Valley</u> Phasing Plan	MJ
<u>Arbor at Cottage Dale</u> Request for extension	MJ

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 20, 2015, at 12:10 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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